FOR SALE OR FOR LEASE

PRIME INDUSTRIAL VACANT LAND IN ALHAMBRA
+/- 16,673 SF AVAILABLE FOR SALE OR FOR LEASE

1140 WESTMINSTER AVE, ALHAMBRA, CA 91803

LAND SIZE:
+/- 16,673 SF

SALE PRICE:
$2,495,000

LEASE RATE:
$14,250/Month



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COLDWELL BANKER COMMERCIAL REALTY

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388 S. Lake Ave, Pasadena, CA 91101

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FOR SALE / LEASE

1140 WESTMINSTER AVENUE
Alhambra, CA 91803

OFFERING SUMMARY

ADDRESS:	1140 Westminster Ave, Alhambra, CA 91803
LOT SIZE:	+/- 16,673 SF
APN:	5342-033-017
ZONING:	ALMPD*
SALE PRICE:	$2,495,000
LEASE RATE:	$14,250/month



PROPERTY DESCRIPTION

This +/- 16,673 Square Feet parcel in Alhambra offers rare flexibility for owner-users, investors, and developers. Previously planned for an approximately 8,000 SF warehouse/flex building, the site supports a wide range of industrial, commercial, and service uses.

Allowed By Right Uses:

- Small warehouse or flex building (consistent with the prior 8,000 SF plan)
- Contractor's yard
- Light manufacturing
- Food production or commissary kitchen
- R&D
- Office
- Fleet or van parking for a service business
- Retail showroom
- Indoor recreation (e.g., gym)

With a Minor Use Permit:

- Auto repair
- Restaurant
- Veterinary or pet day care
- General industrial

With a Conditional Use Permit (CUP):

- Outdoor storage
- Self-storage
- Truck or freight yard

Not Permitted Uses:

- Church
- School
- Day care
- Salon
- Hotel

- **Buyer or Tenant needs to indepently verify with the City and that the Owner is not liable for the Tenant/Buyer checking zoning for their use**

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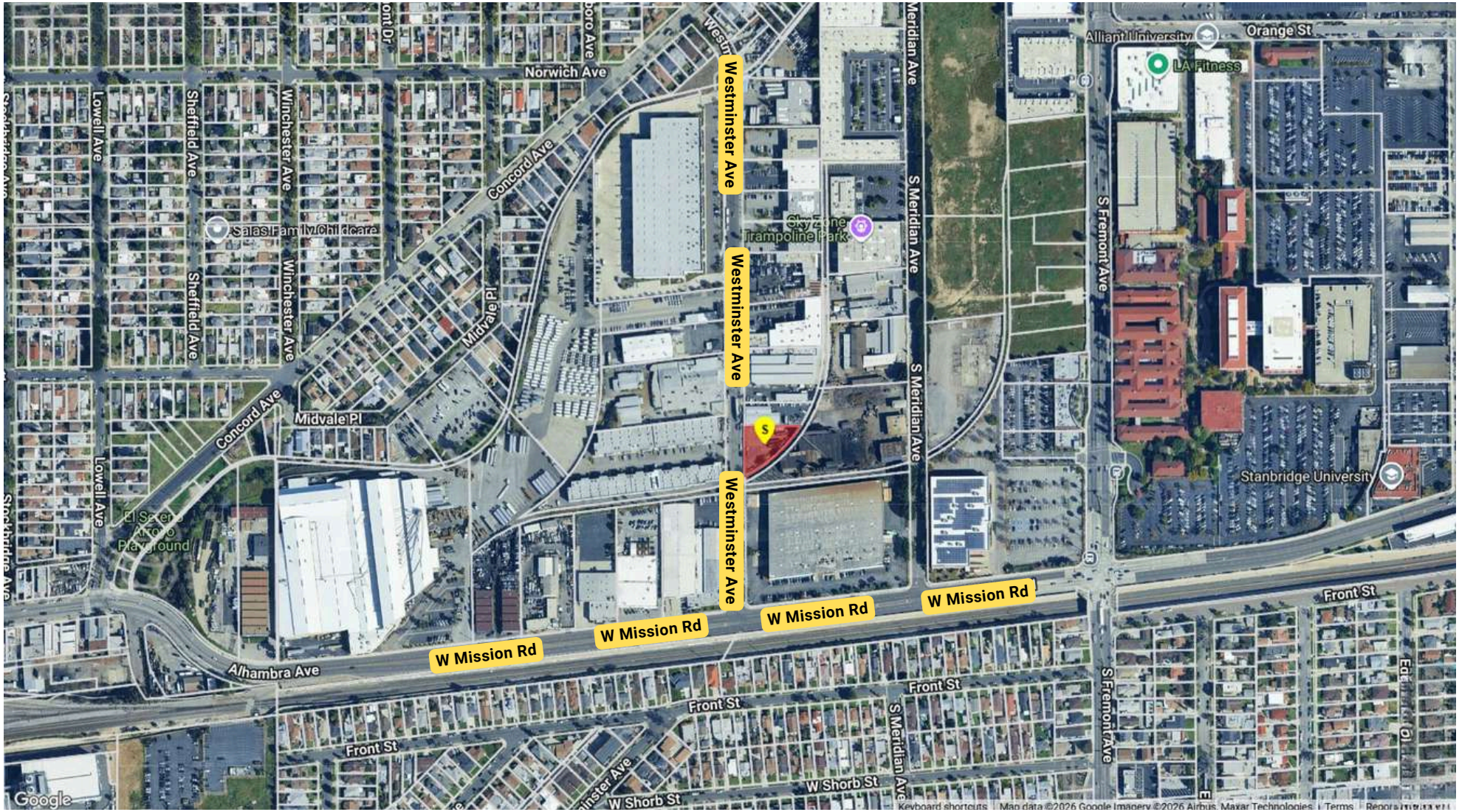


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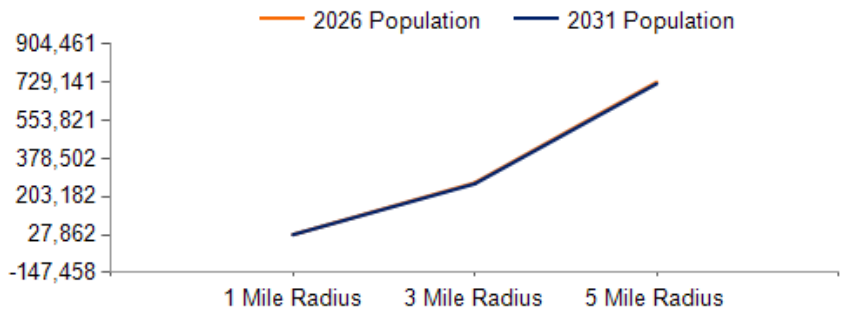
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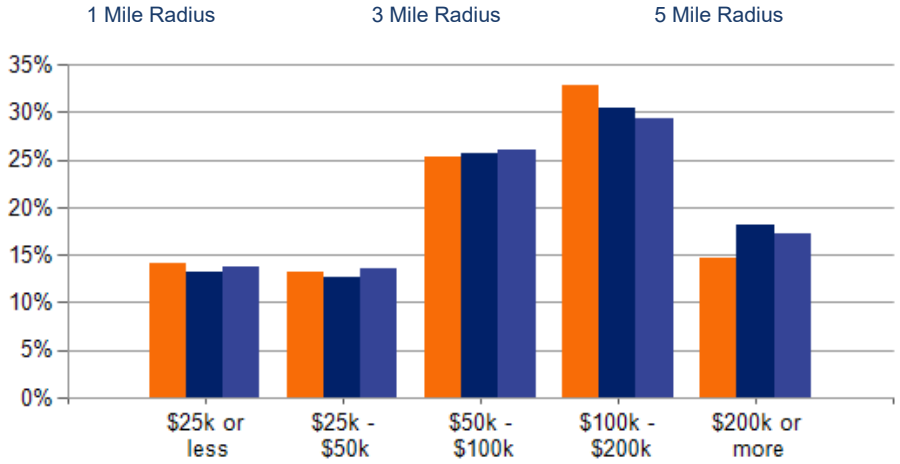
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,446	282,596	776,190
2010 Population	30,306	281,581	774,327
2026 Population	28,382	266,336	729,141
2031 Population	27,862	261,795	721,779
2026 African American	582	4,863	14,200
2026 American Indian	607	4,269	13,173
2026 Asian	8,338	101,377	214,467
2026 Hispanic	17,007	127,232	402,395
2026 Other Race	8,756	69,379	232,847
2026 White	4,585	45,912	141,250
2026 Multiracial	5,478	40,275	112,478
2026-2031: Population: Growth Rate	-1.85%	-1.70%	-1.00%

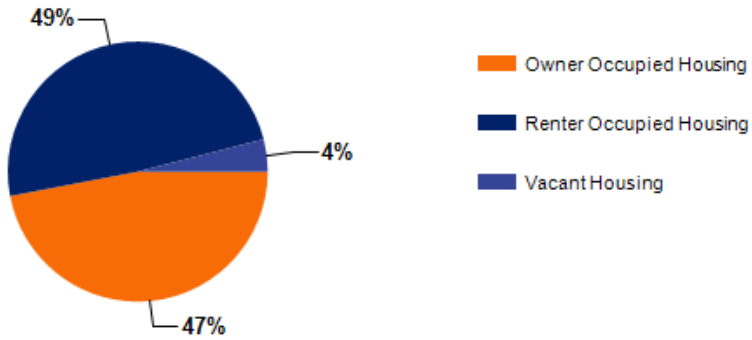
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	685	7,332	20,857
$15,000-$24,999	636	5,105	13,660
$25,000-$34,999	514	4,530	13,312
$35,000-$49,999	721	7,466	20,654
$50,000-$74,999	1,230	13,094	34,898
$75,000-$99,999	1,151	11,343	30,510
$100,000-$149,999	2,046	18,072	45,705
$150,000-$199,999	1,056	10,755	28,101
$200,000 or greater	1,384	17,197	43,107
Median HH Income	$94,034	$96,098	$91,670
Average HH Income	$124,005	$133,038	$130,680



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

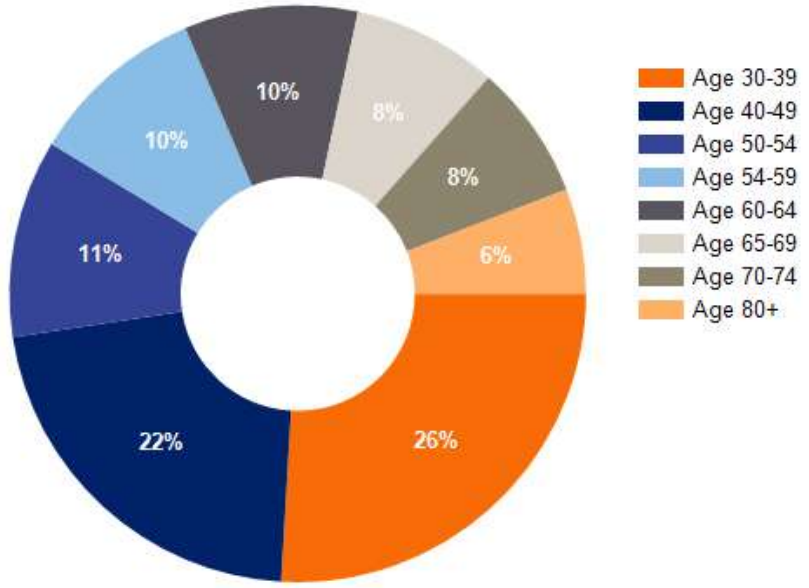
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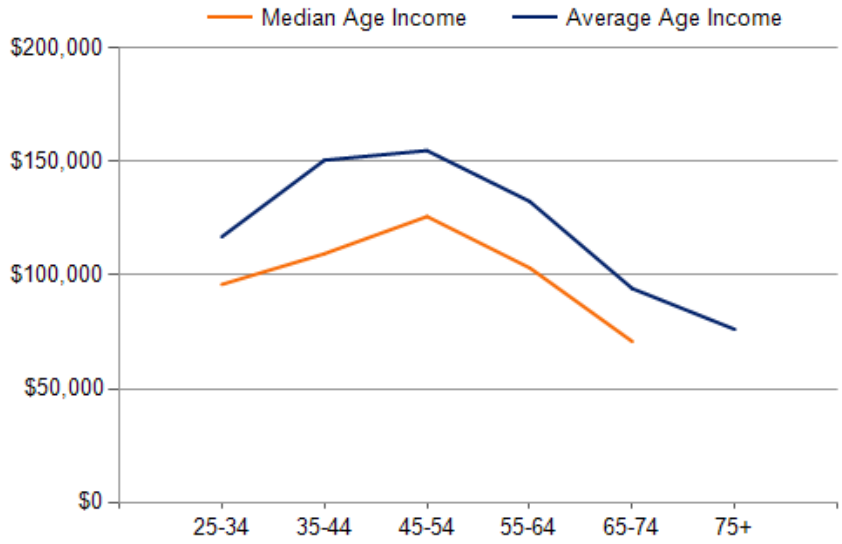
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,290	21,819	61,463
2026 Population Age 35-39	2,267	21,478	57,596
2026 Population Age 40-44	1,985	18,787	50,677
2026 Population Age 45-49	1,824	17,290	46,535
2026 Population Age 50-54	1,953	18,390	48,857
2026 Population Age 55-59	1,744	16,492	44,948
2026 Population Age 60-64	1,711	15,943	41,061
2026 Population Age 65-69	1,434	13,577	35,982
2026 Population Age 70-74	1,336	12,300	32,234
2026 Population Age 75-79	1,035	9,687	24,803
2026 Population Age 80-84	633	5,932	15,102
2026 Population Age 85+	631	6,535	16,188
2026 Population Age 18+	23,491	219,007	597,326
2026 Median Age	40	41	39
2031 Median Age	42	42	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$95,889	$104,068	$100,560
Average Household Income 25-34	$116,886	$128,872	$127,917
Median Household Income 35-44	$109,417	$109,585	$107,876
Average Household Income 35-44	$150,646	$155,561	$154,533
Median Household Income 45-54	$125,819	$118,668	$109,346
Average Household Income 45-54	$154,852	$161,563	$150,656
Median Household Income 55-64	$103,235	$96,989	$93,568
Average Household Income 55-64	$132,499	$139,398	$132,211
Median Household Income 65-74	$70,764	$80,058	$78,476
Average Household Income 65-74	$94,120	$116,288	$120,639
Average Household Income 75+	$76,109	$81,517	$87,431

Population By Age





Source: esri

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Exclusively Marketed by:

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